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**Agenda Item #7c –**

**Sphere of Influence Review for  
the City of Seal Beach  
(SOI 05-32)**



March 8, 2006

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General Public

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**JOYCE CROSTHWAITE**  
Executive Officer

**TO:** Local Agency Formation Commission

**FROM:** Executive Officer  
Assistant Executive Officer

**SUBJECT:** City of Seal Beach Sphere of Influence Update (SOI  
05-32)

## BACKGROUND

Originally scheduled for Commission consideration on September 14, 2005, the City of Seal Beach sphere of influence update was continued for a period of six months pending completion of the City of Huntington Beach Municipal Service Review (MSR).

## INTRODUCTION

In 1997, the State Legislature convened a special commission to study and make recommendations to address California's rapidly accelerating growth. The Commission on Local Governance for the 21<sup>st</sup> Century focused their energies on ways to empower the already existing LAFCOs originally established in 1963. The Commission's final report, *Growth within Bounds*, recommended various changes to local land use laws and LAFCO statutes. Many of these changes were incorporated into the Cortese-Knox-Hertzberg Reorganization Act of 2000 that provided LAFCO with new responsibilities.

One of the major new responsibilities of LAFCO is to conduct comprehensive, regional studies of municipal services (Municipal Service Reviews or MSRs) every five years in conjunction with reviews of city and district spheres of influence (Government Code Sections 56425 and 56530). Spheres of Influence (SOIs) are boundaries, determined by LAFCO, which define the ultimate service area for cities and special districts. An MSR was prepared for the City of Seal Beach in March 2005. This report addresses the required SOI update for the City.

## HISTORY

The City of Seal Beach, incorporated in 1915, has a current population of approximately 27,210 residents. Located along the coast in northwest Orange County, the City is bordered to the north by the City of Los Alamitos and the unincorporated community of Rossmoor, the Cities of Garden Grove and Westminster to the east, and the City of Huntington Beach and the unincorporated community of Sunset Beach to the south (*see Exhibit A – Location Map*).

The City of Seal Beach includes the Surfside Colony, a private, gated community located immediately north of Sunset Beach but physically separated from the City by Anaheim Bay. The City of Seal Beach is largely built-out. The Center for Demographic Research at California State University, Fullerton projects an increase of 2,034 residents within Seal Beach by year 2020.

### Sunset Beach

Oriented along a one-mile stretch of Pacific Coast Highway, the unincorporated community of Sunset Beach is surrounded to east and south by the City of Huntington Beach. To the west is the Pacific Ocean. Sunset Beach is immediately adjacent to the Surfside Colony to the north, which is a private, gated residential community located within the City of Seal Beach.

According to the Center for Demographic Research at California State University, Fullerton, Sunset Beach has a population of approximately 1,336 residents. The community is predominantly residential in character, but offers a variety of visitor-serving commercial uses. Because of its beach location, Sunset Beach remains a popular destination for visitors, particularly during the summer months.

The Sunset Beach community receives its local services from a variety of sources. The Orange County Sheriff and California Highway Patrol provide police protection and traffic control. Water is provided by the City of Huntington Beach. Sewer and trash collection services are offered through the Sunset Beach Sanitary District, which also serves the Surfside Colony within the City of Seal Beach. The Orange County Fire Authority provides fire suppression services. Planning, code enforcement, land use, road maintenance, park and landscaping maintenance, beach maintenance, lifeguard services and other government administrative services are handled through the County of Orange. Staff is recommending that the community of Sunset Beach be placed in the sphere of influence for the City of Huntington Beach.

Rossmoor

Rossmoor is an unincorporated County island comprising approximately 985 acres located between the Cities of Seal Beach and Los Alamitos. One of the area's first "planned communities," Rossmoor is almost entirely residential. Almost all of the single-family detached homes were built during the 1950s.

The community primarily consists of ranch style homes on tree-lined streets. A red brick "signature wall" surrounds the community, although the community is not private. The current population in Rossmoor, according to the Center for Demographic Research at California State University, Fullerton, is approximately 10,560. The community is built-out and only limited growth is anticipated; population projections indicate a population of 11,467 residing within Rossmoor in year 2020.

The unincorporated community of Rossmoor is bordered by both the City of Los Alamitos and the City of Seal Beach. The City of Los Alamitos virtually surrounds Rossmoor on the north, northeast and northwest. Rossmoor is largely separated from the majority of Seal Beach by the San Diego (405) freeway, although there are residential and commercial uses within the City of Seal Beach directly southeast of Rossmoor. Three shopping centers and some residential uses located near the intersection of Rossmoor Center Drive and Seal Beach Boulevard are within the City of Seal Beach and immediately adjacent to southeast portion of Rossmoor.

Rossmoor has traditionally maintained a separate identity from its surrounding cities. Rossmoor's perimeter "signature" wall and the formation of a Community Services District to provide local services (street lighting and sweeping, parks and recreation, median landscaping and parkway tree maintenance, and maintenance of the community wall) to Rossmoor residents reflect Rossmoor's independence.

Previous SOI Determinations for City of Seal Beach

The City's sphere of influence was initially adopted in February 1974. At that time, the sphere was coterminous with the City's corporate limits. In June 1975, the City annexed the 103-acre Hellman Ranch property and the United States Naval Weapons Station.

In June 1976, the City requested an amendment to the City's sphere and the concurrent annexation of approximately 818 acres of the Pacific Ocean adjacent to the Surfside Colony from the mean high tide seaward to the three-mile limit.

The purpose of the request was to provide a consistent three-mile boundary of all tide and submerged lands adjacent to the City. On July 19, 1976, LAFCO approved an updated sphere of influence and annexation of the requested 818 acres. Sphere of influence reviews in 1983 and 1989 reaffirmed a coterminous sphere for the City of Seal Beach (*see Exhibit B – Existing Sphere of Influence Map*).

## ANALYSIS

In determining a sphere of influence for an agency, Government Code 56425 requires LAFCO to consider each of the following factors:

- The present and planned land uses in the area
- The present and probable need for public facilities and services in the area
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide
- The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency

Each of these factors is evaluated below for your Commission's consideration.

### Present and Planned Land Uses in the Area

The City of Seal Beach includes a mix of land uses. Approximately 37 percent of the City is dedicated to residential use. Commercial and industrial uses comprise about 6 percent and 5 percent of the City, respectively. The remaining land is primarily devoted to open space, military and school and park uses. The City is fully developed; no significant changes to existing land uses are anticipated.

### Present and Probable Need for Public Facilities and Services

The City of Seal Beach is built-out. The current population is 27,210. The City's population is projected to grow to 29,244 by year 2020. Because of limited growth opportunities citywide, the extension of City infrastructure and services is expected to be minimal.

Two federal defense facilities are located in the immediate area – the United States Naval Weapons Station in Seal Beach and the Joint Forces Training Center in Los Alamitos. The Naval Weapons Station is 5,256 acres in size and is nearly twice the size of the remaining portion of Seal Beach. This facility is not currently located on a federal base closure list and no need for additional city services is anticipated at this time.

Present Capacity of Public Facilities and Adequacy of Public Services

In the March 2005 Municipal Service Review (MSR) report, no significant infrastructure or service constraints were identified.

Social and Economic Communities of Interest

The unincorporated community of Rossmoor is bordered by both the City of Los Alamitos and the City of Seal Beach. While the City of Los Alamitos borders Rossmoor on the north, east and west, Rossmoor is largely separated from the majority of Seal Beach by the San Diego (405) freeway. However, three shopping centers and some residential uses, near the intersection of Rossmoor Center Drive and Seal Beach Boulevard within the City of Seal Beach, are located immediately adjacent to the southeast portion of the Rossmoor community. Rossmoor has traditionally maintained a separate identity from its surrounding cities. Rossmoor's perimeter "signature" wall and the formation of a Community Services District to provide local services to Rossmoor residents reflect Rossmoor's independence.

The unincorporated community of Sunset Beach borders the City of Seal Beach to south. Sunset Beach is immediately adjacent to the private, gated community of Seal Beach's Surfside Colony. Both Sunset Beach and Surfside Colony receive sewer service through the Sunset Beach Sanitary District. Surfside is physically separated from the main portion of Seal Beach by the Anaheim Bay making delivery of municipal services to the Surfside area by the City of Seal Beach challenging at times. The distance from the City's police and fire headquarter facilities to Surfside is approximately 2.5 miles via Pacific Coast Highway. The City is not a logical service provider for the Sunset Beach community. LAFCO staff would question whether the City of Seal Beach is the most logical service provider for Surfside; however, LAFCO can not detach territory from a city without that city's consent and neither the City of Seal Beach nor the residents of Surfside have expressed any interest in changing jurisdictional boundaries.

## **CONCLUSIONS**

Staff has communicated with the City of Seal Beach and surrounding agencies on the subject sphere of influence. The City of Seal Beach has expressed their support for reaffirmation of a coterminous sphere of influence for the City of Seal Beach.

In staff's review of the sphere of influence boundary for Seal Beach, we have identified no significant issues at this time that warrant any change in the sphere

boundary. Staff recommends reaffirming the existing coterminous sphere of influence.

Other Options Not Precluded

As indicated in the March 2005 Municipal Service Review (MSR) for this area, many of the service providers in the Los Alamitos/Seal Beach/Rossmoor/Sunset Beach area are under significant fiscal stress. Collectively, the area is served by a multiplicity of service providers, including among others, four police agencies, three water agencies, three sewer districts, and four agencies providing park and recreation services.

In the year following the MSR, residents and agencies have started to explore a variety of long-term governance options for their communities. Adoption of a coterminous sphere of influence for the City of Seal Beach does not preclude implementation of any future alternative. Spheres can be changed and, in fact, are required by state law to be reviewed at least once every five years to evaluate whether new circumstances warrant a sphere change.

**CEQA**

LAFCO is the lead agency under CEQA (California Environmental Quality Act) for sphere of influence reviews. Staff completed an initial study, and it was determined that adoption of the sphere of influence for the City of Seal Beach would not have a significant effect on the environment as determined by CEQA. Accordingly, a Draft Negative Declaration (*see Attachment 1*) was prepared and noticed in accordance with existing guidelines for implementing CEQA. No comments on the Draft Negative Declaration have been received.

**STAFF RECOMMENDATION**

Staff recommends that the Commission take the following actions:

1. Adopt the Negative Declaration (*Attachment 1*) prepared for the proposed sphere of influence update.
2. Adopt the Statement of Determinations as required by Government Code Section 56425 (*Attachment 2*)
3. Adopt the resolution (*see Attachment 3*) reaffirming the City of Seal Beach sphere of influence as coterminous with the City's exiting jurisdictional boundary as shown on *Exhibit B*.

*March 8, 2006*  
*RE: City of Seal Beach SOI*  
*Page 7*

Respectfully submitted,

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JOYCE CROSTHWAITE

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BOB ALDRICH

Exhibits:

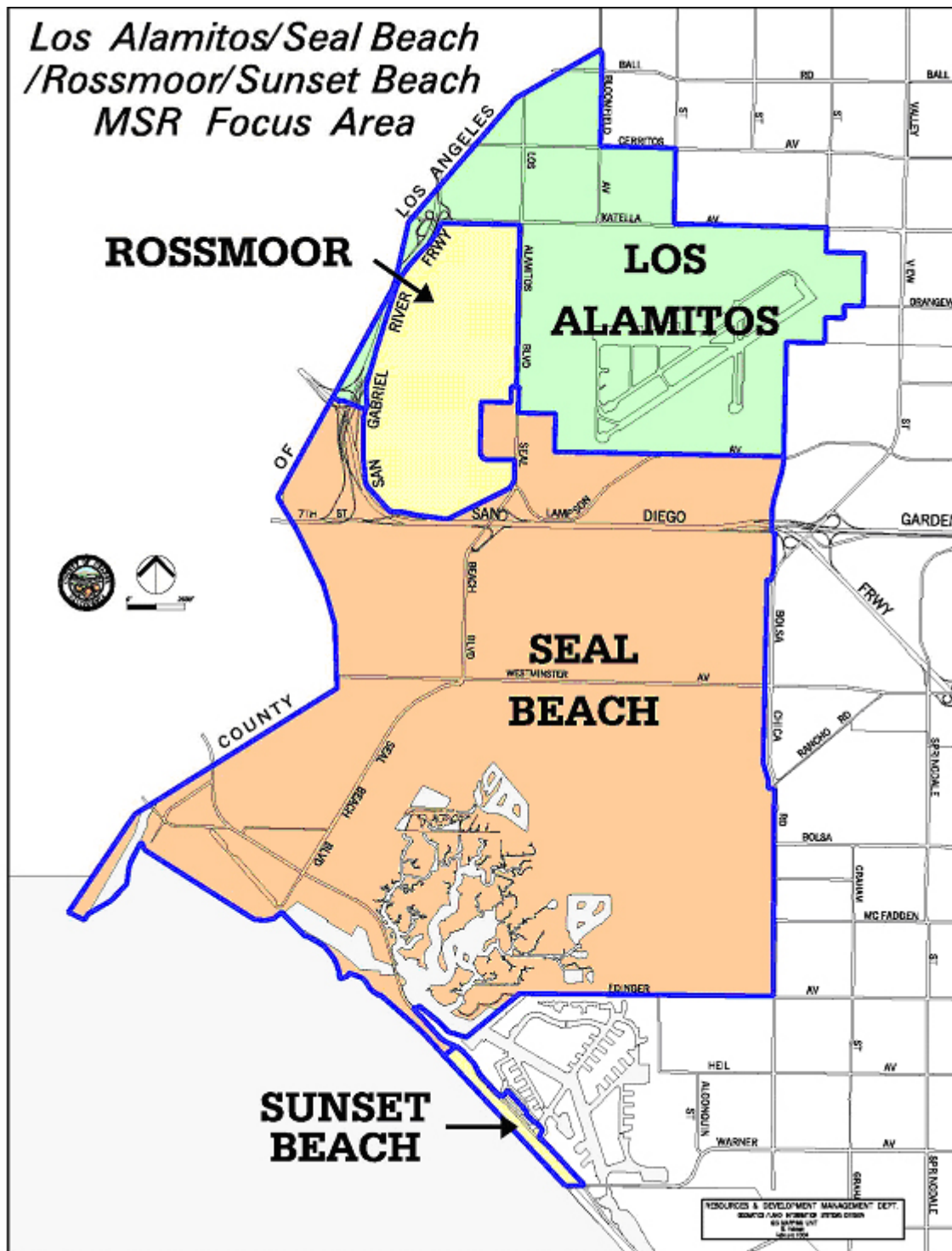
- A. Location Map
- B. City of Seal Beach SOI Map

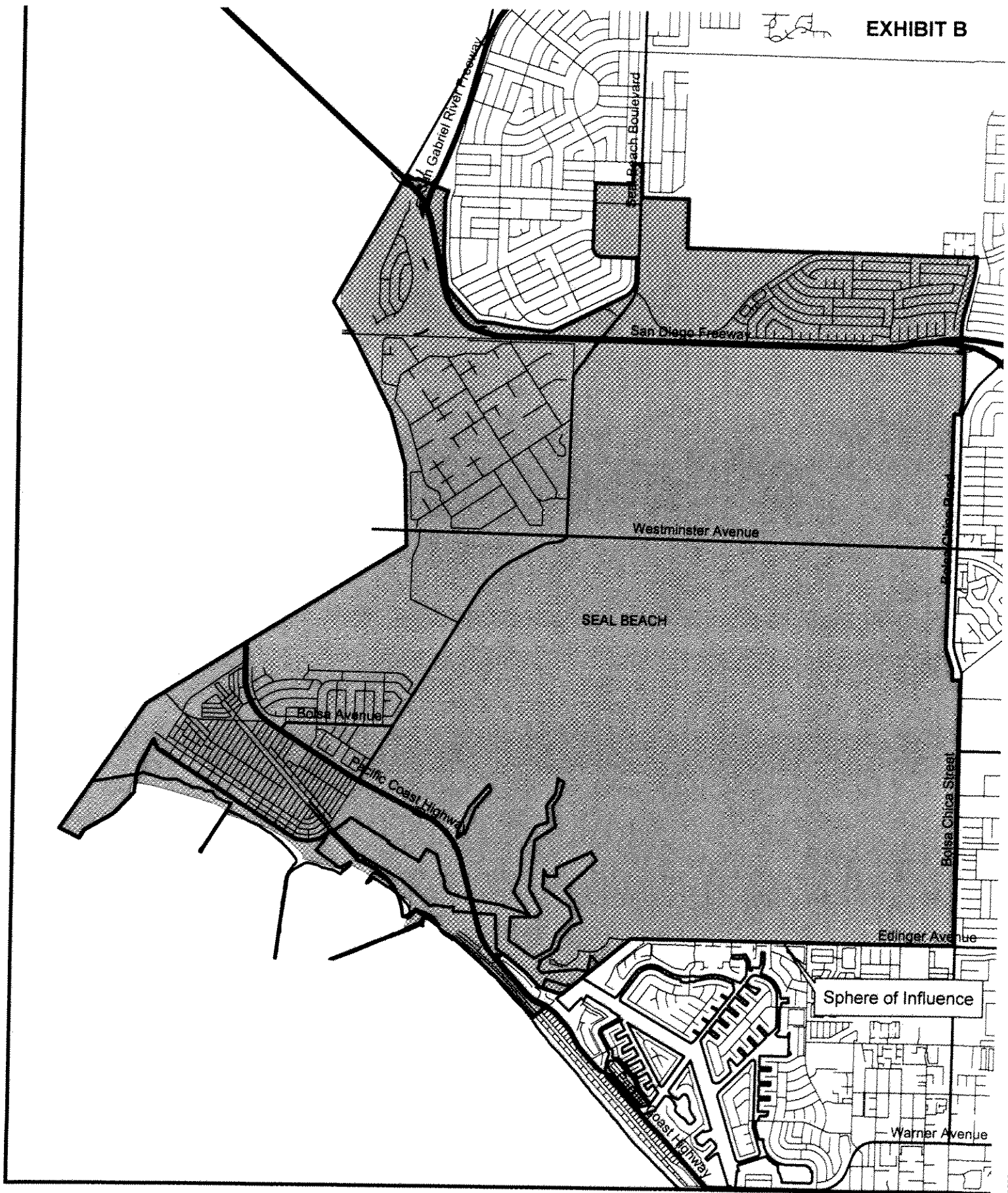
Attachments:

- 1. Draft Negative Declaration
- 2. Statement of Determinations
- 3. Adopting Resolution



Comment Letter







**Legend**

-  Sphere Boundary
-  City Boundary

**City of Seal Beach Sphere of Influence Map**

3/08/06

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SOI Originally Adopted: 02/27/74  
Last Reviewed: 11/01/89

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: City of Seal Beach Sphere of Influence Update
2. Lead Agency Name and Address:  
Orange County LAFCO  
12 Civic Center Plaza, Room 235  
Santa Ana, CA 92701
3. Contact Person and Phone Number: Bob Aldrich, Assistant Executive Officer, (714) 834-2556
4. Project Location: The City of Seal Beach is located in northwest Orange County. To the south are the City of Huntington Beach and the unincorporated community of Sunset Beach. To the west are the City of Long Beach and the Pacific Ocean. The Cities of Westminster, Garden Grove and Cypress border the City of Seal Beach to the east. To the north are the unincorporated community of Rossmoor and the City of Los Alamitos.
5. Project Sponsor's Name and Address:  
Orange County LAFCO  
12 Civic Center Plaza, Room 235  
Santa Ana, CA 92701
6. General Plan Designation: Residential, Open Space, Industrial and Commercial
7. Zoning: Residential, Open Space, Industrial and Commercial
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

Pursuant to California Code of Regulations, Title 14, Section 15074, the Commission will review and consider the adoption of a negative declaration relating to the proposed update of the City of Seal Beach's sphere of influence. The proposed sphere of influence boundary for the City of Seal Beach is coterminous with the existing City boundary. The negative declaration confirms the findings of the associated initial study that the proposed project (the City of Seal Beach sphere of influence update) will not have a significant effect on the environment.

In accordance with Government Code Section 56425 and the LAFCO Sphere of Influence Policy, LAFCO is required to review an agency's sphere of influence every five years in conjunction with conducting municipal service reviews. LAFCO is required to establish a sphere of influence to identify probable future boundaries and service areas of all cities and special districts. A sphere of influence has a time horizon of 15 to 20 years.

LAFCO is recommending that the City of Seal Beach sphere of influence be reaffirmed as conterminous with the City's existing jurisdictional boundary.

9. Surrounding Land Uses and Setting:  
The City of Seal Beach, and the surrounding communities of Los Alamitos, Westminster, Huntington Beach, Rossmoor and Sunset Beach, are largely built-out. There are two federal defense facilities

located in the area – the United States Naval Weapons Station located in Seal Beach and the Joint Forces Training Center in the City of Los Alamitos. The Naval Weapons Station is 5,256 acres in size and is nearly twice the size of the remaining portion of Seal Beach. The City of Seal Beach and surrounding areas are largely urbanized and offer only limited growth potential, unless one or both of the federal defense facilities are closed in the future. Neither facility is currently listed for realignment or closure by the Federal Base Realignment and Closure Commission (BRAC).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):  
None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                 |                                      |                            |
|---------------------------------|--------------------------------------|----------------------------|
| ~ Aesthetics                    | ~ Agriculture Resources              | ~ Air Quality              |
| ~ Biological Resources          | ~ Cultural Resources                 | ~ Geology / Soils          |
| ~ Hazards & Hazardous Materials | ~ Hydrology / Water Quality          | ~ Land Use / Planning      |
| ~ Mineral Resources             | ~ Noise                              | ~ Population / Housing     |
| ~ Public Services               | ~ Recreation                         | ~ Transportation / Traffic |
| ~ Utilities / Service Systems   | ~ Mandatory Findings of Significance |                            |

**DETERMINATION** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- ✓ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ~ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ~ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ~ I find that the proposed project MAY have a “potentially significant or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ~ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE

DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature  
Joyce Crosthwaite, Executive Officer  
Printed Name

February 6, 2005  
Date  
Orange County LAFCO  
For

## EVALUATION OF ENVIRONMENTAL IMPACTS:

The following is the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the potential environmental impacts of the proposed project with respect to 17 factors prescribed for consideration. For this checklist, the following four designations are used:

- **Potentially Significant Impact:** An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.
- **Potentially Significant Unless Mitigation Incorporated:** An impact that requires mitigation to reduce the impact to a less-than-significant level.
- **Less-Than-Significant Impact:** Any impact that would not be considered significant under CEQA relative to existing standards.
- **No Impact:** The project would not have any impact.

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?	~	~	~	✓
b) Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	~	~	~	✓
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	~	~	~	✓
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	~	~	~	✓

**Discussion:** The project will not result in any significant direct or cumulative impacts on the aesthetics of the project area. This includes not adversely affecting scenic vistas, damaging scenic resources, degrading visual character, or creating new sources of light.

**II. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

**Issues:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	~	~	~	✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	~	~	~	✓
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	~	~	~	✓

Discussion: The proposed project will not cause any specific new developments to be undertaken and will not result in any significant direct or cumulative impacts on the agricultural resources of the project area.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	~	~	~	✓
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	~	~	~	✓
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	~	~	~	✓
d) Expose sensitive receptors to substantial pollutant concentrations?	~	~	~	✓

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Create objectionable odors affecting a substantial number of people?

~ ~ ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on the air quality within the project area. This includes not violating air quality standards or creating objectionable odors.

**IV. BIOLOGICAL RESOURCES. Would the project:**

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓



**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

~ ~ ~ ✓

Discussion: The proposed project will not cause any specific new developments to be built. The project will not result in any significant direct or cumulative impacts on the biological resources of the project area and this includes adversely affecting endangered, threatened, or rare species and their habitat.

V. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on the cultural resources of the project area.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

~ ~ ~ ✓

**Issues:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	~	~	~	✓
ii) Strong seismic ground shaking?	~	~	~	✓
iii) Seismic-related ground failure, including liquefaction?	~	~	~	✓
iv) Landslides?	~	~	~	✓
b) Result in substantial soil erosion or the loss of topsoil?	~	~	~	✓
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	~	~	~	✓
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	~	~	~	✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	~	~	~	✓

Discussion: The sphere of influence update will not result in any significant direct or cumulative impacts on the geology or soils of the project area, including contributing to soil erosion or exposing individuals or structures to loss, such as injury or death, resulting from earthquakes or landslides

## VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	~	~	~	✓
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**Issues:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	~	~	~	✓
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	~	~	~	✓
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	~	~	~	✓
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	~	~	~	✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	~	~	~	✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	~	~	~	✓
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	~	~	~	✓

Discussion: Updating the agency's sphere of influence will not result in any significant direct or cumulative impacts with respect to creating hazards or hazardous materials within the project area.

#### VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	~	~	~	✓
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**Issues:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	~	~	✓	~
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	~	~	~	✓
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	~	~	~	✓
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	~	~	~	✓
f) Otherwise substantially degrade water quality?	~	~	~	✓
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	~	~	~	✓
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	~	~	~	✓
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	~	~	~	✓

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- j) Inundation by seiche, tsunami, or mudflow?

~ ~ ~ ✓

**Discussion: Adoption of an updated sphere of influence for the City of Seal Beach will not result in a depletion of groundwater supplies, alteration of existing drainage patterns, creation of runoff water, and exposure of people to a significant risk of flooding nor will it result in a net deficit in aquifer volume.**

**IX. LAND USE AND PLANNING.** Would the project:

- a) Physically divide an established community?
- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

~ ~ ~ ✓

~ ~ ~ ✓

~ ~ ~ ✓

**Discussion:** The proposed sphere update would reaffirm the City's existing sphere of influence which is coterminous with the City's boundary. Updating the agency's sphere of influence will not result in any significant direct or cumulative impacts with respect to land use planning within the project area.

**X. MINERAL RESOURCES.** Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

~ ~ ~ ✓

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

~ ~ ~ ✓

Discussion:. The project will not result in any significant direct or cumulative impacts on the mineral resources of the project area. This includes not incurring the loss of known valuable mineral resources.

XI. NOISE. Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

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**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

~ ~ ~ ✓

Discussion: The project will not result in any significant direct or cumulative impacts on noise levels within the project area. This includes not exposing individuals to excess groundborne vibrations or substantially increasing ambient noises, whether temporary, periodical, or permanent.

**XII. POPULATION AND HOUSING.** Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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**Discussion: The proposed sphere of influence update reaffirms the City's existing sphere of influence. The City of Seal Beach is largely built-out. Adoption of an updated sphere of influence, which is conterminous with the City's existing jurisdictional boundary, will not result in direct and substantial population growth.**

**XIII. PUBLIC SERVICES.** Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

✓

Fire protection?

~ ~ ~ ✓

**Issues:**

Police protection?

Schools?

Parks?

Other public facilities?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Discussion: The proposed sphere of influence update reaffirms the City's existing sphere of influence. The proposed sphere of influence update will have no impact on the ability of the City of Seal Beach to provide public services and facilities for its existing residents.

**XIV. RECREATION.** Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

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Discussion: The project will not result in any significant direct or cumulative impacts on recreational services within the project area including increasing the use of existing neighborhood and regional parks.

**XV. TRANSPORTATION / TRAFFIC.** Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

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~ ~ ~ ✓



**Issues:**

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Result in inadequate parking capacity?
- g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion: The project will not result in any significant direct or cumulative impacts relating to transportation or circulation within the project area. This includes not causing an increase in street or air traffic patterns, creating inadequate emergency access or parking capacity, or conflicting with adopted transportation policies.

**XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:**

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Issues:**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	~	~	~	✓
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	~	~	~	✓
g) Comply with federal, state, and local statutes and regulations related to solid waste?	~	~	~	✓

**Discussion: Water and sewer service is provided to Seal Beach residents through the City of Seal Beach Public Works Department.** The proposed sphere of influence update, which reaffirms the City's existing sphere of influence, will have no impact on the ability of the City of Seal Beach to serve existing customers.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	~	~	~	✓
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	~	~	~	✓

**Issues:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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✓

Discussion: The project would not result in any significant direct or cumulative impacts relating to mandatory findings of significance within the project area. This includes not degrading the quality of the environment or causing substantial adverse effects on individuals, whether directly or indirectly.

## **ATTACHMENT 2**

### **Statement of Determinations City of Seal Beach Sphere of Influence**

#### *Present and Planned Land Uses for the Area*

The City of Seal Beach includes a mix of land uses. Approximately 37 percent of the City is dedicated to residential use. Commercial and industrial uses comprise about 6 percent and 5 percent of the City, respectively. The remaining land is primarily devoted to open space, military, school and park uses. The City is fully developed; no significant changes to existing land uses are anticipated.

#### *Present and Probable Need for Public Facilities and Services*

The City of Seal Beach is built-out. The current population is 27,210. The City's population is projected to grow to 29,244 by year 2020. Because of limited growth opportunities citywide, the extension of City infrastructure and services is expected to be minimal. Two federal defense facilities are located in the immediate area – the United States Naval Weapons Station in Seal Beach and the Joint Forces Training Center in Los Alamitos. These facilities are not currently located on a federal base closure list and no need for additional city services is anticipated at this time.

#### *Present Capacity of Public Facilities and Adequacy of Public Services*

In the March 2005 Municipal Service Review (MSR) report, no significant infrastructure or service constraints were identified.

#### *Social or Economic Communities of Interest*

The unincorporated community of Rossmoor is bordered by both the City of Los Alamitos and the City of Seal Beach. While the City of Los Alamitos borders Rossmoor on the north, east and west, Rossmoor is largely separated from the majority of Seal Beach by the San Diego (405) freeway. However, three shopping centers and some residential uses, near the intersection of Rossmoor Center Drive and Seal Beach Boulevard, are located within the City of Seal Beach and are immediately adjacent to the southeast portion of Rossmoor. Rossmoor has traditionally maintained a separate identity from its surrounding cities. Rossmoor's perimeter "signature" wall and the formation of a Community Services District to provide local services to Rossmoor residents reflect Rossmoor's independence.

The unincorporated community of Sunset Beach borders the City of Seal Beach to south. Sunset Beach is immediately adjacent to the private, gated community of Seal Beach's Surfside Colony. Both Sunset Beach and Surfside Colony receive sewer service through the Sunset Beach Sanitary District, respectively. Sunset Beach residents strongly support maintaining a separate identity for the community of Sunset Beach.

**SOI 05-32**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF ORANGE COUNTY, CALIFORNIA  
MAKING DETERMINATIONS AND APPROVING A  
SPHERE OF INFLUENCE FOR  
THE CITY OF SEAL BEACH**

**March 8, 2006**

On motion of Commissioner \_\_\_\_\_, duly seconded and carried, the following resolution was adopted:

WHEREAS, California Government Code Section 56425 requires that a Local Agency Formation Commission (“LAFCO”) adopt Spheres of Influence for all agencies in its jurisdiction and to update those spheres every five years; and

WHEREAS, the Sphere of Influence is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and

WHEREAS, proceedings for adoption, update and amendment of a Sphere of Influence are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act, Section 56000 et seq. of the Government Code; and

WHEREAS, California Government Code Section 56430 requires that in order to prepare and to update Spheres of Influence the Commission shall conduct Municipal Service Reviews prior to or in conjunction with action to update or adopt a sphere of influence; and

WHEREAS, April 13, 2005, after public hearings, Orange County LAFCO adopted Resolution MSR 03-28 approving the Los Alamitos/Seal Beach/Rossmoor/Sunset Beach Municipal Service Review and adopting the written determinations contained therein; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set September 14, 2005 as the hearing date on this Sphere of Influence review proposal and gave the required notice of public hearing; and

WHEREAS, on September 14, 2005, Orange County LAFCO continued consideration of the City of Seal Beach Sphere of Influence for a period of six months to allow for completion of the City of Huntington Beach Municipal Service Review; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set March 8, 2006 as the hearing date for this sphere of influence review and gave the required notice of public hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56428, has reviewed this proposal and prepared a report, including her recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the proposal consists of the designation of a sphere of influence for the City of Seal Beach; and

WHEREAS, this Commission called for and held a public hearing on the proposal on March 8, 2006, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56841; and

WHEREAS, LAFCO, as the lead agency under CEQA (California Environmental Quality Act) for sphere of influence reviews, completed an initial study and determined that adoption of the sphere of influence for the City of Seal Beach would not have a significant effect on the environment as defined in CEQA.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Orange DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Environmental Action:

- a) LAFCO, as the lead agency, has determined that adoption of the sphere of influence for the City of Seal Beach would not have a significant effect on

the environment as defined in CEQA. The Commission has therefore adopted a Negative Declaration for the sphere of influence review.

- b) The Executive Officer is instructed to file the Negative Declaration with the County Clerk in accordance with CEQA.

Section 2. Determinations

- a) The Commission has adopted a coterminous sphere of influence for the City of Seal Beach.
- b) The Commission has adopted the accompanying Statement of Determinations, shown as “Exhibit A.”
- c) The Commission has reaffirmed the City of Seal Beach’s previous sphere of influence as shown on the attached map labeled “Exhibit B.”
- d) The Commission has determined that the City of Seal Beach has sufficient resources and facilities to provide service within its current sphere area.

Section 3. This sphere review is assigned the following distinctive short-form designation: “Sphere of Influence Study for the City of Seal Beach” (SOI 05-32).

Section 4. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

AYES:

NOES:

STATE OF CALIFORNIA    )  
  ) SS.  
COUNTY OF ORANGE    )

I, BOB BOUER, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 8th day of March, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand this 8<sup>th</sup> day of March, 2006.

BOB BOUER  
Chair of the Orange County  
Local Agency Formation Commission

By: \_\_\_\_\_  
Bob Bouer



# City of Seal Beach



CITY HALL 20 EIGHTH STREET  
SEAL BEACH CALIFORNIA 92740  
(562) 431-2527 • www.ci.seal-beach.ca.us

August 5, 2005

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LOCAL AGENCY FORMATION COMMISSION

Orange County Local Agency Formation Commission  
Attn: Joyce Crosthwaite, Executive Officer  
12 Civic Center Plaza, Room 235  
Santa Ana, CA 92701

Dear Ms. Crosthwaite:

SUBJECT: **SPHERE OF INFLUENCE (SOI) UPDATES FOR**

- ☐ **CITY OF SEAL BEACH (SOI 05-32)**
- ☐ **SURFSIDE COLONY COMMUNITY SERVICES TAX DISTRICT (SOI 05-36)**
- ☐ **SURFSIDE COLONY STORM WATER PROTECTION TAX DISTRICT (SOI 05-37)**
- ☐ **CITY OF LOS ALAMITOS (SOI 05-31)**
- ☐ **ROSSMOOR COMMUNITY SERVICES DISTRICT (SOI 05-33)**
- ☒ **SUNSET BEACH SANITARY DISTRICT (SOI 05-5)**

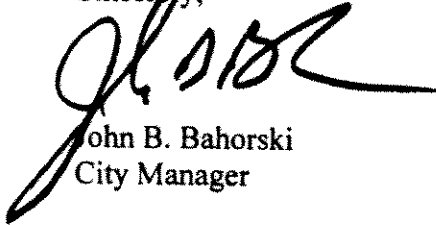
Our staff has reviewed the Sphere of Influence Updates as referenced above, and is in concurrence with the indicated (existing) spheres as set forth in your letters of July 27, 2005 for each of the indicated updates. This position is based on the recent Municipal Service Review process that all of the impacted agencies participated in with LAFCO in the early part of 2005.

We have a comment that the Surfside Colony Community Services Tax District (SOI 05-36) and Surfside Colony Storm Water Protection Tax District (SOI 05-37) maps do not appear to include the Surfside Colony area up to Anderson Street, and that these maps should be revised to indicate the southeasterly boundary is Anderson Street.

Please contact my office at your earliest convenience if you require additional information or have questions regarding the enclosed documents. I can be reached at (562) 431-2527, extension 300, or by e-mail at [jbahorski@ci.seal-beach.ca.us](mailto:jbahorski@ci.seal-beach.ca.us).

*City of Seal Beach Comment Letter to  
Orange County Local Agency Formation Commission re:  
2005 SOI Updates  
August 5, 2005*

Sincerely,



John B. Bahorski  
City Manager

Distribution:

Seal Beach City Council  
Seal Beach Director of Development Services

Surfside Colony  
Attn: Judith Norton

City of Los Alamitos  
Attn: Lee Evett, City Manager

Rossmoor Community Services District  
Attn: Jami Doyle